



TOWN OF LOS GATOS
PLANNING COMMISSION MEETING
ACTION MINUTES
TOWN COUNCIL CHAMBERS
110 E. MAIN STREET
WEDNESDAY, JUNE 8, 2005 -- 7:00 P.M.

Please refer to compact disk # 06-08-05 to hear the entire proceedings of this meeting.

ROLL CALL:

Present: Phil Micciche, Chair; Michael Burke, Vice Chair D. Michael Kane, Lee Quintana, and Morris Trevithick

Absent: Thomas O'Donnell, Joanne Talesfore

Others: Assistant Community Development Director Randy Tsuda, Assistant Planners Rachel Bacola and Vu-Bang Nguyen, Town Engineer Kevin Rohani and Town Attorney Orry Korb

VERBAL COMMUNICATION

Ray Davis Commented on the need for a net at La Rinconada Country Club Driving Range to protect neighbors on Wedgewood Drive and the death of teenagers on Hicks/Shannon Roads in traffic accidents.

APPROVAL OF MINUTES

May 25, 2005 - Motion by Commissioner Burke and seconded by Commissioner Trevithick to approve meeting minutes. Approved 5-0 with Commissioners O'Donnell and Talesfore absent.

CONSENT CALENDAR - None

CONTINUED PUBLIC HEARING - None

NEW PUBLIC HEARINGS

ITEM 1 **16750 Farley Road**
Architecture and Site Application S-05-063

Requesting approval of a second story addition on property zoned R-1:8. APN 529-15-097.

PROPERTY OWNER: Glen and Melissa Wagner

APPLICANT: David Britt

PUBLIC TESTIMONY by Glen and Melissa Wagner, David Britt, Jim Grabot, Michael Gordy, George Cornwell, Bill Shellooe, Tina Chambers and Ray Davis

MOTION: Motion by Commissioner Burke and seconded by Commissioner Quintana to continue to a date certain. Item continued to July 13, 2005.

Motion carried 5-0 with Commissioners O'Donnell and Talesfore absent.

ITEM 2 **16942 Mitchell Avenue**
Architecture and Site Application S-05-057

Requesting approval to construct a second story addition on property zoned RM:5-12. APN 529-18-014
PROPERTY OWNER/APPLICANT: Doug Braga

PUBLIC TESTIMONY by Doug Braga, Tom Engelman, Julie Yamamoto, David Brendenthal, Shana Kambish, Vu-Bang Nguyen and Linda Caplinger.

MOTION: Motion by Commissioner Quintana to continue for the following proposed changes a) size, bulk, mass and scale to be compatible with the neighborhood, b) setting back the second story and lowering the height of roof, c) lowering the living room height, d) using materials as suggested by the architect, and e) taking down the garage height. Motion died for lack of a second.

MOTION: Motion by Commissioner Burke and seconded by Commissioner Trevithick to approve Architecture and Site application S-05-057. The required findings were made as noted in Exhibit A of report dated June 3, 2005 and the application incorporated conditions as noted in Exhibit B of report dated June 3, 2005. In addition to the draft conditions approved, the Commission provided direction to the applicant as follows:

1. Reduce height, bulk and mass by redesigning two-story living room addition to read as one-story and setting two-story back from existing first story wall planes.
2. Reconfigure the 3 ½ x 5 ½' second story window to the right on the southern elevation to mitigate potential privacy issues with rear neighbors.
3. Work with Director to redesign a project that meets the approved conditions. Staff is to return to Planning Commission with a Director's report with information on the final design of the project

Motion carried 5-0 with Commissioners O'Donnell and Talesfore absent.

Appeal rights recited by Mr. Tsuda.

CONTINUED OTHER BUSINESS - None

NEW OTHER BUSINESS

Sub-Committee Reports - None

Report from Director of Community Development - Mr. Tsuda noted that with no new items on the calendar the Planning Commission meeting of June 22, 2005 is cancelled.

ADJOURNMENT

Chair Micciche adjourned the meeting at approximately 9:00 P.M.

TOWN OF LOS GATOS PLANNING COMMISSION
June 8, 2005

Phil Micciche, Chair

APPROVED AS TO FORM AND ATTEST:

Randy Tsuda
Assistant Director of Community
Development

Bud N. Lortz
Director of Community Development